

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
PUBLIC MEETING AGENDA
REGULAR MEETING
FEBRUARY 26, 2009**

1. OPENING OF THE MEETING

The meeting was called to order at approximately 8:00 p.m.

Open Public Meetings Law Statement:

This meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975, is a Regular Meeting of the Planning Board.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL:

PRESENT: Mayor Birkner
Otokar von Bradsky
William Martin
Thomas Constantine
Ann Costello
Richard Bonsignore
Jaymee Hodges, Chairman
James Schluter, Vice-Chairman
Philip Cerruti (Alt. #1)

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney

NOT REQUIRED TO BE PRESENT:

Ed Snieckus, Burgis Associates, Board Planner
Louis Raimondi, PELS, Board Engineer

ABSENT: Councilwoman Cynthia Waneck (excused absence)
Daniel Olivier (Alt. #2) (excused absence)

4. MINUTES: The Minutes of **1/22/09** and **2/12/09** were approved as amended on motions made by William Martin, seconded by Ann Costello and carried on roll call vote. The Closed Session Minutes were approved as to content only, and not to be released or published on the website.

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5. CORRESPONDENCE:

1. Letter dated 2/10/09 from Louis A. Raimondi, PE, LS RE; Goldberg Child Care Center;
2. Copy of Affidavit RE: Wachovia Resolution;

6. RESOLUTIONS:

1. Wachovia Bank - Amended Resolution for Modification of Design Waiver - Thomas Randall, Esq. read the Resolution into the record. A motion for approval was made by Mr. Martin and seconded by Ms. Costello. There were no further questions, comments. On roll call vote, Mayor Birkner, Mr. Martin, Mr. Constantine, Mr. von Bradsky, Ms. Costello, Mr. Schluter, Mr. Bonsignore, Mr. Cerruti, and Mr. Hodges voted yes.

7. VOUCHERS: None

8. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS
The Board Professionals were sworn in

1. Diamond Financial LLC - Block 2001, Lots 38, 39 & 46, Jones Street, Alvin Street - Subdivision - Carried to the next meeting;

2. Ruth Risman, 701 Broadway, Block 701, Lot 7 - LB Zone Application for Commercial Tenant Approval (Chinta's Dry Cleaners) - Nancy Saccente, Esq. was present with her client, Mr. Risman, addressing the Board as to the second proposed tenancy. Ms. Saccente stated she submitted updated plans which incorporated all of the changes, the names of the proposed tenants, their proposed uses, and the spaces they would be occupying.

Chintamanie Rancalian, owner of Chinta's Dry Cleaners, proposed tenant, was sworn in. She described the proposed use as a drop-off and pick-up dry cleaning location. It would take about two minutes for drop off and a minute for pick up. A small van comes to pick up and drop off. She has been in the dry cleaning business for 23 years in Hillsdale, NJ, at Elite Cleaners. She will be the sole person working there, and the hours would be Monday through Friday 7am to 7pm, and Saturday 8am to 5pm. Mr. Martin asked about signage. The signage is as proposed previously, Ms. Saccente added. There would be an internally illuminated sign above the door, fully compliant, and

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she would submit a drawing. The van would park in front of the store in a space, and if there were no spaces, he would park in a space on the side of the building. It takes less than 10 minutes to load and unload. Ms. Rancalian stated this would be her own business. She was the manager at the business in Hillsdale. Ms. Saccente advised the escrow check would be dropped off tomorrow, consisting of the shortage and the new application.

There were no further questions, comments or discussions. A motion for approval and to prepare a Resolution was made by Ann Costello and seconded by Phil Cerruti. On roll call vote, all members voted yes.

3. Ruth Risman, 701 Broadway, Block 701, Lot 7 - LB Zone Application for Commercial Tenant Approval (Ultimate Garage, Inc.) - Nancy Saccente, Esq. was present with her client, Mr. Risman, addressing the Board as to a third proposed tenancy.

Steve DiGirolamo, 225 Kinderkamack Road, Emerson, NJ was sworn in, as the owner of Ultimate Garage, in the proposed location #3. He is a designer and garage consultant, working all over the Country, in an e-commerce business, and he will store products and use this as office space. There are no employees. The hours of operation would be 9am-5pm, and some hours on Saturdays. His main office is in his house, and Westwood would be a second location. As for shipments, UPS and Fed Ex come to pick up and deliver packages, and occasionally a truck may drop off pallets.

Robert Risman, under Power of Attorney for Ruth Risman, 2208 Fred Ill Jr. Court, Pearl River, NY, was sworn in and explained how and where the truck would pull in. They had UPS come by every day afternoon at 4pm. Mr. DiGirolamo said most of his business is mail order and consultation. Mr. Bonsignore asked about the door in the rear, which could be eliminated, as well as the ADA lavatory, or kept for future use. The door would have to be fire-rated. Mr. DiGirolamo expressed concern that if there were a door, it be kept locked. Mr. Risman would eliminate it. As for storage, for example, on a job he has in California, he would bring in hand tools from Europe and first store them on premises. The incoming deliveries can come from large trucks. The contents would be stored and then shipped out. That is why he chose this particular location. He would

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bring the pallets in himself. The largest truck is 52'. Mr. Bonsignore commented it may not fit and expressed concern about limited movement and how long it would block spaces. The response was about 10-15 minutes. Mr. DiGirolamo said most of the time he would have the product shipped directly to the customer. He packs everything up for shipment. Mr. von Bradsky asked about spaces 6 and 7, and Ms. Saccente explained they would be primarily left open for this use. If it becomes a problem, they could put reserved signs up. Ms. Costello asked if there would be any flammable materials, and there would be none

Mr. Martin expressed concern about tractor-trailers, stating there is not enough room. Mr. Risman explained how they enter via the shared driveway for his neighbor, circulate and go out Howard Street. It has been going on for years. The gate is always open during the day. This is the gate that Ridgewood Plumbing uses. Mayor Birkner also had concerns about the width of the driveway. Mr. Risman commented they are trying to put in tenants that don't have a lot of outside storage or parking needs.

There were no further questions, comments or discussions. A motion for approval and to prepare a Resolution was made by Ann Costello and seconded by Phil Cerruti. On roll call vote, all members voted yes.

9. DISCUSSIONS:

Mayor Birkner congratulated William Martin on his appointment by Bergen County Executive Dennis McNerney for a position on the Bergen County Historic Preservation Board, stating it is a great honor for him as well as the Borough.

Recodification - Schedule to be requested from Karen Hughes, Borough Clerk, and discussion to be on 3/12/09.

10. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 9:10 p.m.

Respectfully submitted

MARY R. VERDUCCI, Paralegal

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Planning Board Secretary